



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

November 25, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENTS OF PUBLIC WORKS AND PARKS AND RECREATION:
YVONNE B. BURKE DRIVING RANGE PROJECT
ESTABLISH CAPITAL PROJECT, APPROVE PROJECT BUDGET; APPROVE
APPROPRIATION ADJUSTMENT; AND AWARD DESIGN SERVICES CONTRACT
UNINCORPORATED AREA OF BALDWIN HILLS
SPECS. 6930
(SECOND DISTRICT) (4 VOTES)**

SUBJECT

This action will establish the capital project, approve the project budget, award the Design Services Contract, approve an appropriation adjustment, approve a Memorandum of Understanding with neighboring entities, and supplement an as-needed design services contract with URS Corporation and authorize URS Corporation to perform design services under that contract.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the recommended actions related to the construction of a driving range at the Kenneth Hahn Recreational Area do not require an additional environmental assessment under the California Environmental Quality Act.
2. Find that the proposed execution of a Memorandum of Understanding with the Baldwin Hills Regional Conservation Authority and its lessee, Plains Exploration and Production Company, is exempt from the California Environmental Quality Act, for the reasons stated in this letter and in the record of the project.

"To Enrich Lives Through Effective And Caring Service"

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Intra-County Correspondence Sent Electronically Only**

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

3. Establish Capital Project No. 77437 for construction of a driving range at the Kenneth Hahn State Recreation Area and approve the project budget of \$6,728,000.
4. Name the driving range upon completion, The Yvonne B. Burke Driving Range.
5. Approve an Appropriation Adjustment of \$6,728,000 funded by the Safe Neighborhood Parks Proposition 1996 Specified Excess Funds.
6. Authorize the Director of Parks and Recreation, or his designee, as agent of the County, to accept the Safe Neighborhood Parks Proposition 1996 Specified Excess Funds, to conduct all negotiations, and to execute and submit all documents, including, but not limited to, the project agreement, amendments, and payment requests as it relates to the Safe Neighborhood Parks Proposition 1996 funding, which may be necessary for the completion of the project.
7. Approve and authorize the Acting Director of Public Works to execute a \$250,000 supplement to the existing as-needed contract to the URS Corporation PW 13174 and issue a design services work order to URS Corporation for \$550,000.
8. Approve and delegate to the Chief Executive Office the authority to finalize and to execute a Memorandum of Understanding with the Baldwin Hills Regional Conservation Authority and their lessee, Plains Exploration and Production Company, concerning the remediation of hazardous substances and issues related to seven abandoned wells, in a form similar to the draft Memorandum of Understanding attached in Attachment B.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that the recommended actions related to the construction of a driving range at the Kenneth Hahn Recreational Area do not require an additional environmental assessment under the California Environmental Quality Act and find that the proposed execution of a Memorandum of Understanding (MOU) with the Baldwin Hills Regional Conservation Authority and their lessee, Plains Exploration and Production Company, is exempt from the California Environmental Quality Act and allow Public Works to establish the project scope, budget and provide funding for the Yvonne B. Burke Driving Range project. Approval of the recommended

actions will also allow the Acting Director of Public Works to initiate design services for the proposed project.

The proposed Yvonne B. Burke Driving Range site is approximately 7 acres, and lies directly across from the Kenneth Hahn State Recreational Area Soccer and Baseball fields, at 5550 South Fairfax Avenue between Stocker Street and Slauson Avenue in the unincorporated area of Baldwin Hills.

The Yvonne B. Burke Driving Range is proposed to initially have 22 tees, 1 PGA putting green, 5 batting cages, a 500 square foot maintenance/management building, restroom facility, and approximately 60 space parking lot. The project will be designed for future expansion should funding be available, to accommodate additional amenities for a total expansion of the facility that would have a total of 44 tees, 2 PGA putting greens, 10 batting cages, a 5,000 square foot management office, pro-shop, and concessionaire, restroom facility, and approximate 60 space parking lot.

The site was once a part of the Inglewood Oil Field. Active oil production still occurs directly north and east of this site by the Plains Exploration and Production Company (PXP). PXP currently leases the land from the Baldwin Hills Regional Conservation Authority. Initial investigations of the site determined that polychlorinated biphenyls (PCB's) and other hazardous materials exist, and there is a need for remediation of approximately 60,000 cubic yards of on site materials. The site also has seven abandoned oil wells. Six of the abandoned oil wells have been leak tested and passed, and the seventh will need re-abandonment due to detection of hydrocarbon gases. The casings on all seven wells will need to be raised to current State Division of Oil, Gas and Geothermal Resource standards. The remediation actions under the MOU are anticipated to cost substantially less than \$1 million, and are currently estimated at \$500,000.

Approval of the recommendations will allow the Chief Executive Office to execute a MOU between the County, Baldwin Hills Regional Conservation Authority and PXP to resolve and remediate site issues prior to the construction of the project. The MOU is in Attachment B.

With PXP's assistance, the seventh well will be re-abandoned properly and all seven casings will be raised. The MOU addresses the resources PXP will provide and the financial responsibilities of both the County and PXP. The MOU also addresses the operation and maintenance of PXP's gate that currently operates on County property.

The recommendations will also allow the Department of Public Works (Public Works) to supplement an As-Needed Contract (PW 13174) with the URS Corporation, from

\$500,000 to \$750,000. This will allow Public Works, upon your Board's approval, to contract with URS for design services agreement of a not-to-exceed amount of \$550,000.

Upon completion of design and jurisdictional approvals we plan to return to your Board to adopt and advertise plans and specifications for bids to construct the project.

Sustainable Design Program

The project will support your Board's Sustainable Design Program by using water efficient plumbing fixtures, energy efficient light fixtures with light sensor controls, and photocell for outdoor lighting. There will be savings due to reduction in electricity and water usage as a result of the sustainable elements included in the design.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Fiscal Responsibility (Goal 4) by improving operations, effectively managing our resources, and investing in public infrastructure.

Operating Budget Impact

The Department of Parks and Recreation (Department) will work with the Chief Executive Office to determine one-time start up and on-going operating costs. If additional funding is required, the Department will submit a request in its FY 2010-11 Proposed Budget Request.

FISCAL IMPACT/FINANCING

Approval if the attached appropriation adjustment (Attachment C) will provide sufficient funding for the project. The total project cost is \$6,728,000 and is to be funded by the Safe Neighborhood Parks Proposition 1996 Specified Excess Funds available to the Second District.

In a related action on today's agenda, the Regional Park and Open Space District is recommending allocation of funding for this project.

The Project Schedule and Budget Summary are in Attachment A.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by your Board, the project costs include 1 percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy adopted on December 7, 2004.

The 1996 Proposition set forth deadlines for agencies to encumber funds allocated to them and further set forth procedures for agencies to request reallocation of those funds.

Specified Funds – 1996 Proposition

Under the provisions of Section (5), Subsection (e) of the 1996 Proposition, an alternative plan for expenditure must be submitted and approved to commit the funds allocated to specified projects between June 30, 2003 and June 30, 2004. As of July 1, 2004, uncommitted Specified Project funds are subject to allocation to other projects by the District Board.

ENVIRONMENTAL DOCUMENTATION

On May 21, 2002, your Board certified the final Environmental Impact Report (EIR) for the Kenneth Hahn Recreation Area Active Recreational Development. Mitigation measures were identified and required as a part of this project through design and construction. The impacts related to the construction and operation of the driving range were addressed in the final EIR. A Mitigation Monitoring Program (MMP) consistent with the conclusions and recommendations of the final EIR was adopted by your Board upon a finding that the MMP was adequately designed to ensure compliance with the mitigation measures during project implementation. It was determined that the significant adverse effects of the project would be reduced to an acceptable level upon implementation of the MMP. Conditions at the site have not significantly changed since the preparation of the EIR.

The recommended actions with respect to the construction of a driving range at the Kenneth Hahn Recreational Area are within the scope of the project in the previously certified EIR and no additional environmental assessment is required.

Upon your Board's approval of the project, Public Works will file a Notice of Determination with the County Clerk in accordance with Section 21153(a) of the California Public Resources Code.

Approval of the MOU with Baldwin Hills and PXP for remediation of hazardous materials at the site and addressing issues related to the seven abandoned oil wells at the site is categorically exempt from the CEQA. The MOU, which will address the remediation of hazardous materials at the site and address issues related to the seven abandoned wells at the site of the proposed driving range, is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15330 of the State CEQA Guidelines related to minor actions to prevent, minimize, stabilize, mitigate or eliminate the release or threatened release of hazardous waste or hazardous substances and Class 4(e) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the cleanup action encompassed by the MOU does not require the onsite use of a hazardous waste incinerator or thermal treatment unit or the relocation of residences or businesses and the action does not involve the potential release into the air of volatile organic compounds. The actions under the MOU will be consistent with applicable state and local environmental permitting requirements and will be approved by the regulatory body with jurisdiction over the site.

CONTRACTING PROCESS

An As-Needed Services Contract (PW 13174) previously approved by your Board, will be used for the design services of this project. The as-needed services contract was acquired through a qualifications-based process through Public Work's Contract Section in the Architectural Engineering Division.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during the performance of the recommended services.

The Honorable Board of Supervisors
November 25, 2008
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CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; the Arts Commission; Department of Parks and Recreation; and the Department of Public Works, Project Management Division II.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTJ:DDE:RG
DL:JSE:DTJ:CY:mc

Attachments

c: Auditor-Controller
County Counsel
Art Commission
Baldwin Hills Regional Conservation Authority
Department of Parks and Recreation
Department of Public Works
Office of Affirmative Action Compliance

November 25, 2008

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
YVONNE B. BURKE DRIVING RANGE PROJECT
ESTABLISH CAPITAL PROJECT, APPROVE PROJECT BUDGET
AND AWARD DESIGN SERVICES CONTRACT
UNINCORPORATED AREA OF BALDWIN HILLS
SPECS. 6930**

(SECOND DISTRICT) (3 VOTES)

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Oil Well Re-Abandonment	05/15/09
Design	06/25/2009
Jurisdictional Approvals	09/26/2009
Bid and Award	
Construction	09/10/2010
Substantial Completion	12/14/2010
Acceptance	

*Indicates completed activity.

Attachment A
November 25, 2008

II. PROJECTS BUDGET SUMMARY

KH Driving Range Project	
Fixed Assets –Land	N/A
Buildings & Improvements	
Low Bid Construction Contract	\$4,800,000
JOC Contract	\$0
Change Orders	\$720,000
Departmental Crafts	\$0
Youth Employment	\$0
ISD (Purchase Order)	\$0
Construction Consultants	\$0
Misc. Expense	\$0
Telecomm Equip – Affixed to Building	\$0
Civic Arts	<u>\$53,000</u>
Subtotal	\$5,573,000
Buildings & Improvements – Development	\$0
Buildings & Improvements – Plans & Specifications	\$538,000
Buildings & Improvements – Consultant Services	
Site Planning	\$0
Hazardous Materials	\$225,000
Geotech/Soils Test	\$50,000
Material Testing	\$30,000
Cost Estimating	\$0
Topographic Surveys	\$50,000
Construction Management	\$0
Construction Administration	\$0
Environmental	\$0
Move Management	\$0
Equipment Planning	\$0
Legal	\$0
Contract/Change Order	\$0
Other-Re-Abandon Oil Well No. 269	\$75,000
Soil Report	\$0
Soil Testing	<u>\$0</u>
Subtotal	\$430,000
Miscellaneous Expenditures	\$2,000
Jurisdictional Review/Plan Check/Permit	\$15,000

County Services		
Code Compliance Inspection Only		\$0
Code and Quality Control Inspection		\$45,000
Design Review		\$0
Contract Administration		\$5,000
Project Management		\$110,000
Project Management Support Services		\$0
ISD Job Order Contract Management		\$0
DPW Job Order Contract Management		\$0
ISD ITS Communications		\$0
Project Security		\$0
Project Technical Support		\$7,500
Office of Affirmative Action		\$2,500
County Counsel		\$0
Other		\$0
Sheriff Job Order Contract Management		\$0
Design Services		\$0
	Subtotal	\$170,000
	Total	\$6,728,000

Attachment B

MEMORANDUM OF UNDERSTANDING AGREEMENT

KENNETH HAHN DRIVING RANGE OIL WELL NO. 269 RE-ABANDONMENT

This Oil Well No. 269 Re-Abandonment Agreement (the "Agreement") is made and entered into by and between the Baldwin Hills Regional Conservation Authority (The "Authority"), the County of Los Angeles (the "County"), and the Plains Exploration & Production Company (PXP).

WHEREAS, the Authority is a joint exercise of powers agreement with the Santa Monica Mountains Conservancy dedicated to acquiring, expanding, improving open space and recreational opportunities within the Baldwin Hills; and

WHEREAS, the Authority owns acreage surrounding County property in the Baldwin Hills; and

WHEREAS, the Authority has a operating lease agreement with PXP; and

WHEREAS, the County has received funds from the Regional Park and Open Space District to plan and construct recreational improvements on County property; and

WHEREAS, the County has discovered all seven of the abandoned oil well casings need to be extended and Oil Well 269 also needs to be re-abandoned; and

WHEREAS, PXP formerly operated and abandoned Oil Wells Nos. 99, 110, 163, 201, 215, 225, and 269; and

WHEREAS, PXP has used and maintained a portion of the County property for a Gate Access Area as established with the former property owners and recorded in document 93 1851624 in the official records of the Recorder's Office;

NOW THEREFORE, in light of the foregoing and in consideration of the mutual undertakings and terms and conditions set forth in this Agreement, the parties agree as follows:

1. Agreement: This agreement is a limited service agreement with those services provided by the parties involved as described herein. Representatives of the County, Authority, and PXP will meet on a mutually agreed basis to ensure the appropriate administration of the Agreement.

2. Responsibilities of the County:

- a. The County through the Department of Public Works (Public Works) will manage, administer, coordinate and monitor work, approve reimbursement payments to PXP, and accept the completed work for extension of well casings and re-abandonment of Oil Well No. 269 for the County with oversight from the Chief Executive Officer (CEO) and the Auditor Controller.
- b. Public Works will coordinate work efforts and schedules of work with PXP and the California Division of Oil, Gas, and Geothermal Resources (DOGGR).
- c. Public Works review, approve, and process requests for payment based on satisfactory documentation.
- d. The CEO and Auditor Controller will encumber funds and issue warrants for the approved payment requests.
- e. Public Works will accept the completed work upon receipt of final clearance from DOGGR.
- f. Public Works will coordinate maintenance, improvements including landscaping, and schedule of the work to the Gate Access Area with PXP to the mutual satisfaction of both parties.

3. Responsibilities of PXP:

- a. PXP will extend the oil well casings using their own forces, contracting, and construction means and methods at no cost to the County.
- b. PXP will re-abandon Oil Well No. 269 with their own forces, contracting, and construction means and methods and the County will pay PXP one-half the cost based on satisfactory documentation, at a not to exceed total project cost of \$500,000.
- c. PXP will coordinate with DOGGR to obtain inspection and monitor the re-abandonment process and issue notice when it is properly completed.
- d. PXP will coordinate maintenance, improvements including landscaping, and schedule of the work to the Gate Access Area with Public Works to the mutual satisfaction of both parties.
- e. PXP will perform maintenance and improvements with their own forces at no cost to the County.

4. Term of Agreement:

- a. The portions of this agreement for the extension of oil well casings and re-abandonment of Oil Well No. 269 will conclude upon acceptance of the work by the County.
- b. Use and maintenance of the Gate Access Area shall continue as long as the area is used by PXP and or their successors as defined in the recorded document 93 1851624 of September 22, 1993.

This Agreement shall be interpreted and construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the parties have executed this Agreement, on the ____ day of _____, 2008.

Baldwin Hills Regional Conservation Authority

County of Los Angeles

Plains Exploration & Production Company

PINK

76R 352M 11/83

BOARD OF
SUPERVISORS
OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF **Chief Executive Office**

DEPT'S.
No. **060**

NOVEMBER 25, 2008

AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2008-2009

4 - VOTES

SOURCES

PARKS AND RECREATION

Kenneth Hahn Park Driving Range (2)

A01-CP-91-R400-65043-77437

Rev: Prop A RPOSD

INCREASE REVENUE \$6,728,000

USES

PARKS AND RECREATION

Kenneth Hahn Park Driving Range (2)

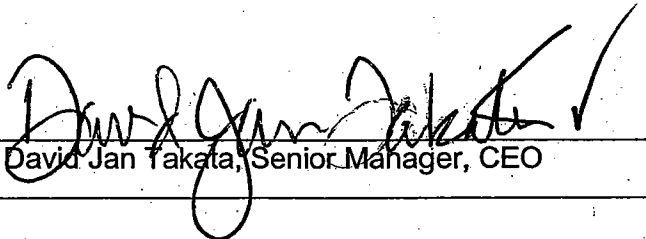
A01-CP-6014-65043-77437

Fixed Assets-Building and Improvements

INCREASE APPROPRIATION \$6,728,000

JUSTIFICATION

This Appropriation Adjustment is necessary to fund the Kenneth Hahn Driving Range Project (C.P. 77437)


David Jan Takata, Senior Manager, CEO

CHIEF EXECUTIVE OFFICER'S REPORT

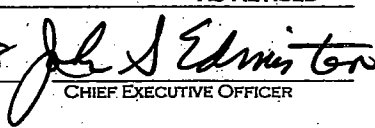
REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR -

ACTION

APPROVED AS REQUESTED ☒

AS REVISED

RECOMMENDATION

November 7 2008 
CHIEF EXECUTIVE OFFICER

AUDITOR-CONTROLLER BY



APPROVED (AS REVISED):
BOARD OF SUPERVISORS

20

NO. **064**

Nov 7 2008

BY

DEPUTY COUNTY CLERK

SEND 6 COPIES TO THE AUDITOR-CONTROLLER